

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF OCTOBER 24, 2012 MEETING**

A regular meeting of the charter Township of Bangor Planning Commission was held on the 24th day of October 2012 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Dick Bishop, Ed Davis, Mark Norton and Dennis Pilarski

MEMBERS ABSENT: Patricia Parker, Bill Schubert and Tom Washabaugh

At 6:00 p.m., Mr. Norton called the meeting to order. The Pledge of Allegiance was recited.

The first item on the agenda was approval of the September 26, 2012 regular meeting minutes. Mr. Bishop moved to approve the minutes as written. Mr. Davis seconded the motion. Four (4) ayes, no (0) nays, three (3) absent. The motion passed.

The next item on the agenda was a request for site plan approval for M & G of Bay City for property at 909 N. Euclid (0901001840007500).

Jim Lillo from the Bay County Road Commission wrote with regard to the site plan filed by M & G of Bay City for property at 909 North Euclid Avenue, west side between Kiesel and North Union for a new car parking area – they have no comment on the site plan. The request is for a development that does not access a roadway under the jurisdiction of the BCRC. Euclid Avenue (M-13) is under the jurisdiction of the MDOT and the engineer/developer should contact them to determine if they have any comments or requirements regarding the proposed development.

Don Hundley from MDOT wrote in regard to Labadie Toyota – Close old Quiznos drive.

Bradd Maki from the Bay County Department of Water and Sewer wrote the DWS takes no exception to the proposed site plan.

The Fire Department takes no exception to the request for M & G of Bay City for property at 909 N. Euclid.

Mark Labadie represented the request. After they purchased Quizno's, he had contractors lined up to do the work. He thought they would get the proper permits but they didn't.

Mr. Davis asked if the Quizno's drive was closed. Mr. Labadie stated it was.

Mr. Pilarski stated there was no green area. It is all asphalt. There are no sidewalks. The 50' curb cut is not being used. There are cars parked in front of it. The lighting meets code. The area near the wall is not finished and needs to be cleaned up.

Mr. Norton stated the Township should have stopped the project when they saw it going on. There should be a 15' green space as required by the ordinance. He doesn't have a problem waiving that issue but it would look better. Sidewalks are required in that area. If the lots were joined together, landscaping and sidewalks should be run along the entire frontage.

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Mr. Labadie stated it would look good. Mr. Norton stated the area was totally reconstructed and if they would have come to the Township first, it could have been in the plan from the beginning. The sidewalks and landscaping on the Labadie property needs to start somewhere. Mr. Labadie stated there were sprinkler lines under the asphalt. He did have plans to have a green area in the future.

Mr. Bishop agreed the sidewalks and landscaping had to be done. Mr. Norton stated he would vote to approve the site plan if it included sidewalks and landscaping. The landscaping requirements are in the Township Zoning Ordinance.

Mr. Norton moved to approve the request for site plan approval for M & G of Bay City for property at 909 N. Euclid (0901001840007500) with the stipulations that by July 4, 2013 landscaping be put in from the property line to the curb and a sidewalk be installed. Mr. Davis seconded the motion and added the area by the wall shall be cleaned up and stone/gravel be put in. Four (4) ayes, no (0), nays, three (3) absent. The motion passed.

The next item on the agenda was a request for site plan approval for Robert and Tracey Koehler for property at 3788 S. Huron Road (0901000720024500).

Jim Lillo from the Bay County Road Commission wrote with regard to the site plan filed by Robert and Tracey Koehler for property at 3788 South Huron Road for a used car lot – they have no comment on the site plan. The request is for a development that does not access a roadway under the jurisdiction of the BCRC. Huron Road (M-13) is under the jurisdiction of the MDOT and the engineer/developer should contact them to determine if they have any comments or requirements regarding the proposed development.

Don Hudley from MDOT wrote in regard to Koehler - EVERYTHING must be outside the MDOT right of way (60' from centerline).

Bradd Maki from the Bay County Department of Water and Sewer wrote the DWS takes no exception to the proposed site plan.

The Fire Department takes no exception for the request for Robert & Tracey Koehler for property at 3788 S. Huron.

There was no one in the audience to represent the request.

The Commission agreed this was not an acceptable site plan. They have been lenient in the past but this doesn't show the required information.

Mr. Norton did not believe site plan approval was needed for the applicant to get their dealers license. He believes they could get Township Board approval.

Mr. Bishop commented the information submitted didn't show any dimensions or layout. It's unclear.

Mr. Norton asked if there was a site plan on file for the entire site. If there was, they could use it to show changes. If the plan is not engineered, it still should show all the information as required by the application.

Mr. Pilarski moved to postpone, until the December meeting, request for site plan approval for Robert and Tracey Koehler for property at 3788 S. Huron Road (0901000720024500). A new site plan needs to

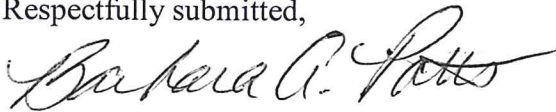
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be submitted showing the complete layout of the property and all the required information. Mr. Norton seconded the motion. Four (4) ayes, no (0) nays, three (3) absent. The motion passed.

Mr. Norton commented lately the site plan submittals have been inadequate. All the requirements on the site plan application must be on the drawing whether it's engineered or not.

Having no other business before the Commission, Mr. Bishop moved to adjourn. Mr. Davis seconded the motion. Four (4) ayes, no (0) nays, three (3) absent. The motion passed and the meeting was adjourned at 6:35 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

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